

Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality:</b> <b>Town of Middletown</b> <b>PLUS 2006-09-11</b>	
<b>Address:</b>  <b>19 West Green Street Middletown, DE 19709</b>	<b>Contact Person:</b> <b>Morris Deputy</b>
	<b>Phone Number:</b> <b>378-9120</b>
	<b>Fax Number:</b> <b>378-5672</b>
	<b>E-mail Address:</b> <b>mdeputy@middletownde.org</b>

**Date of Most Recently Certified Comprehensive Plan:** November 2005

**Application Type:**

**Comprehensive Plan Amendment:** X

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
<b>Address:</b>  <b>19 West Green Street Middletown, DE 19709</b>	<b>Contact Person:</b> <b>Morris Deputy</b>
	<b>Phone Number:</b> <b>378-9120</b>
	<b>Fax Number:</b> <b>378-5672</b>
	<b>E-mail Address:</b> <b>mdeputy@middletownde.orgb</b>

<b>Maps Prepared by:</b> <b>KCI Technologies</b>	
<b>Address:</b> <b>1352 Marrows Road Suite 100 Newark, DE 19711</b>	<b>Contact Person:</b> <b>Todd Frey</b>
	<b>Phone Number:</b> <b>731-9176</b>
	<b>Fax Number:</b> <b>731-7807</b>
	<b>E-mail Address:</b> <b>tfrey@kci.com</b>

# Preliminary Land Use Service (PLUS) Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

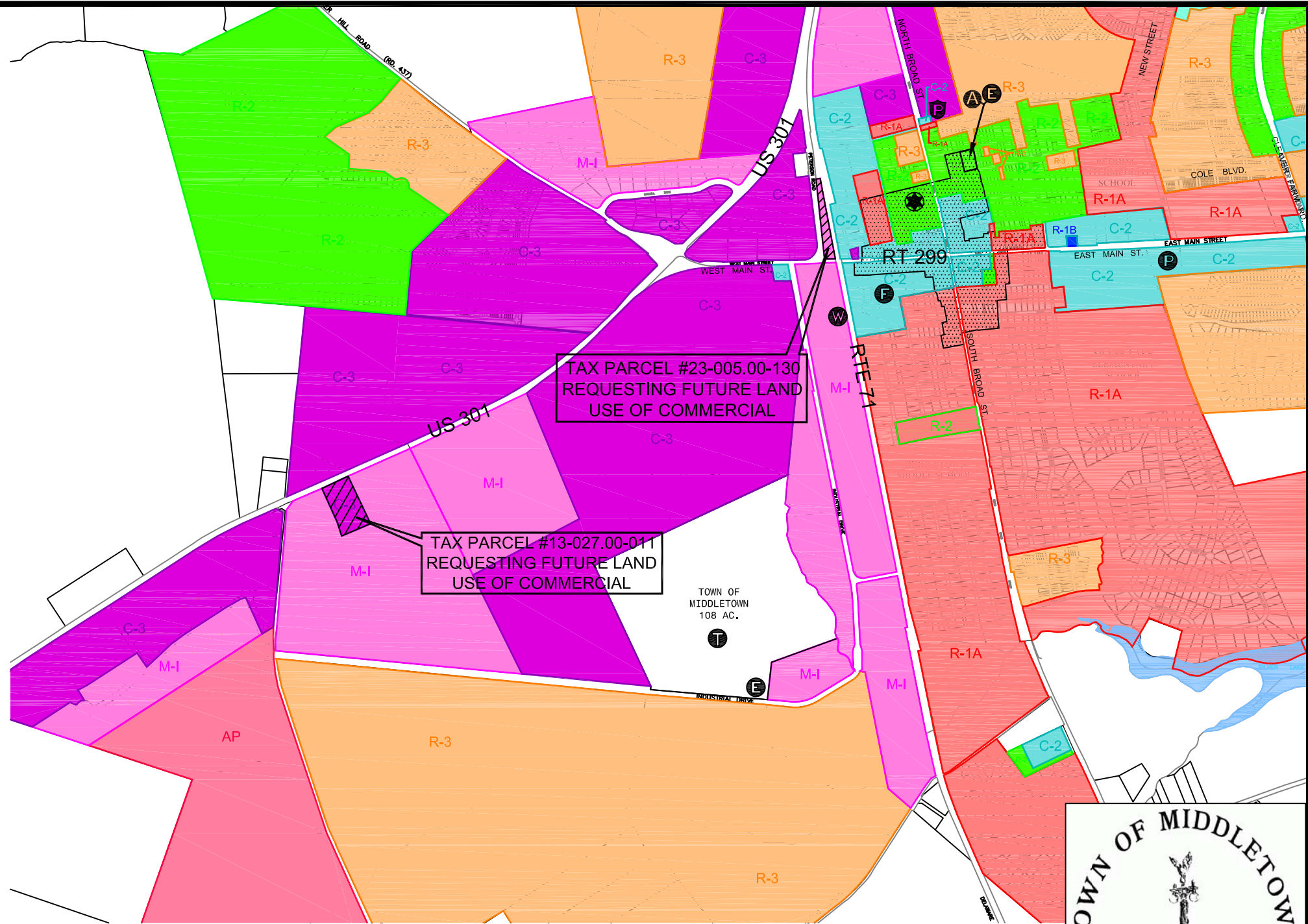
**Please describe the submission:** The Town of Middletown is requesting an amendment to “Map 6. Future Land Use” of the Town’s certified comprehensive plan. The properties requesting the change are tax parcels 13-027.00-011 and 23-005.00-130.

## **Tax Parcel 13-027.00-011**

The request for the following property, also known as the Allen Property, is to amend “Map 6. Future Land Use” of the Town’s comprehensive plan from a future land use designation of Residential to a future land use designation of Commercial. The property is currently located in an area surrounded by planned commercial and industrial development associated with the master plan of Westtown. The property currently contains a large historical house that is conducive to an adaptive reuse such as an office, restaurant, assisted living facility or other non-residential use. With such uses, the property can be incorporated into the land plans for the surrounding commercial/industrial land while maintaining the integrity and character of the existing historical house.

## **Tax Parcel 23-005.00-130**

The request for the following property is to amend “Map 6. Future Land Use” of the Town’s comprehensive plan from a future land use designation of Industrial to a future land use designation of Commercial. This property was previously occupied by Shone Lumber. Shone Lumber is currently constructing a new facility at another location in Town and will be vacating the existing property upon completion. Given the site’s location at the edge of the Town’s streetscape and surrounding commercial development, the Town feels the property would be better suited to handle commercial development, as opposed to the potential for any of the industrial uses allowed by the zoning code. Knowing that Shone Lumber is leaving, the Town has already received interest from potential developers that have included small commercial establishments similar to projects that have been constructed in the downtown area of Newark.



PLAN TO ACCOMPANY COMPREHENSIVE PLAN AMENDMENT SUBMISSION

